PETITION FOR ZONING VISIANCE 84-17-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255_1 and 255_2 (243_1, 243_2, 243_3, and 238_2) to permit a_ front ward of 15 feet in lieu of the required 75 feet, a side yard of 5 feet in lieu of the required 50 feet, and rear yard setbacks of 5 feet in lieu of the required of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Hardship and p actical difficulty. Additional space is needed for manufacturing, warehousing and offices. It will be necessary to find a new location for Worcester Manufacturing activities if the requested variances are not granted. Property is to be possed and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions reful Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: " - accept - -Worcester Manufacturing Company (Type or Print Name) B.C. Rich, President · (Type or Print Name) (Type or Print Name) Signature City and State Attorney for Petitioner: lll West Timonium Road Phone No. Timonium, Maryland City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted John Strong Smith c/o G. W. Stephens, Jr. & Associates, Inc. Attorney's Telephone No.: 303 Allegheny Avenue ORDERED By The Zoning Commissioner of Baltimore County, this ______ day of August, 19.83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 20th day of September , 19.83 , at 10:15 o'clock _A__M. - 5.6-63 Zoning Commissioner of Baltimore County. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR July 22, 1983 Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #269 (1982-1983) Property Owner: Worcester Manufacturing Company S/S Timonium Rd. 71.1' W. from centerline Greenspring Drive Acres: 2.47 District: 8th Dear Mr. Hammond: The following comments are furnished in regard to the rlat submitted to this office for review by the Zoning Advisory Committee in connection with the subject General:

Baltimore County highway and utility improvements exist and are not directly

The Baltimore-Harrisburg Expressway (I-83) and the Timonium Road Interchange are State Roads; therefore, all improvements, intersections, intrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland

State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings

downstream of the property. A grading permit is, therefore, necessary for all

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,

especially by the concentration of surface waters. Correction of any problem

which may result, due to improper grading or improper installation of drainage

facilities, would be the full responsibility of the Petitioner.

grading, including the stripping of top soil.

RE: PETITION FOR VARIANCES BEFORE THE ZONING COMMISSIONER SW Corner Timonium Rd. and Greenspring Dr., 8th District OF BALTIMORE COUNTY WORCESTER MANUFACTURING: Case No. 84-77-A COMPANY, Petitioner ::::::: ORDER TO ENTER APPEARANCE Mr. Commissioner: Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my an arance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith. Leter Max Tummerman John W. Hessian, III Peter Max Zimmerman Deputy People's Counsel People's Counsel for Baltimore County Rm. 223 Court House Towson, Maryland 21204 I HEREBY CERTIFY that on this 25th day of August, 1983, a copy of the foregoing Order was mailed to B. C. Rich, President, Worcester Manufacturing Co., 111 W. Timonium Road, Timonium, MD 21093; and Mr. John Strong Smith, G. W. Stephens, Jr. & Associates, Inc., 303 Allegheny Avenue, Towson, MD 21204. John W. Hessian, III

Item #269 (1982-1983)

July 22, 1983

RAM: EAM: FWR:ss

S-NE Key Sheet

NW 13 A Topo 60 Tax Map

52 NW 3 & 4 Pos. Sheets

General: (Cont'd)

Property Owner: Worcester Manufacturing Company

This office has no further comment in regard to the plan submitted for

Bureau of Public Services

ROBERT A. MORTON, P.E., Chief

Zoning Advisory Committee review in connection with this Item 269 (1982-1983).

ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY

ZONING PLANS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 12, 1983 Mr. John Strong Smith & G. W. Stephens, Jr. & Associates, Inc. COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 P. O. Box 6828 Towson, Maryland 21204 Nicholas B. Commodari Chairman

NBC:bsc

Enclosures

Bureau of

Zoning Administration

RE: Item No. 269 - Case No. 84-77-A Worcester Manufacturing Company Variance Petition Dear Mr. Smith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appro-Department of Traffic Engineering following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written as to the suitability of the requested zoning. Project Planning Building Department Board of Education

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Michalac B. Commodare bre NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

Maryland Department of Transportation

Lowell K. Bridwell M. S. Caltrider

DALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 STEPHEN E. COLLINS DIRECTOR

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. (269) 270, 272, 273, and 274 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 269, 270, 272, 273, and 274.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

July 28, 1983

My telephone number is (301) 659-1359 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

June 29, 1933

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204 Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-21-83 ITEM: #269. Property Owner: Worcester Manufacturing Company Location: S/S Timonium
Road, 71.1 W. from centerline
Greenspring Drive. I-83 Off Ramp.

District: 8th

Existing Zoning: M.L.-IM
Proposed Zoning: Variance to
permit a front yard setback
of 15' in lieu of the required
75', a side yard setback of 5'
in lieu of the required 30'
and 50' and 50°. Acres: 2.47

Dear Mr. Hammond:

On review of the site plan of may 25, 1983 and field inspection, the State Highway Administration finds the plan generally acceptable.

> Very truly yours, Charle C Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

RECEIVED Jethu 3

ORDER

RE: PETITION FOR VARIANCES

District

Petitioner

following variance:

ALC:

SW/corner of Timonium Rd. and

Greenspring Dr. - 8th Election

Worcester Manufacturing Co. -

AMENDED ORDER

more County, this 14th day of October, 1983, that the Order

is hereby AMENDED, Nunc Pro Tunc, to include the granting of the

passed in this matter, dated October 5, 1983, should be and the same

It is hereby ORDERED by the Deputy Zoning Commissioner of Balti-

"...and rear yard setbacks of 5 feet in

lieu of the required 30 feet and 50 feet..."

NO. 84-77-A (Item No. 269)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /skould not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 19 83, that the herein Petition for Variance(s) to permit a front yard setback of 15 feet in lieu of the required 75 feet and a side yard setback of 5 feet in lieu of the required 50 feet, in accordance with the site plan prepared by George William Stephens, Jr., dated May 25, 1983, and marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject to the following:

> Landscaping shall be provided to shield the western portion of the building from view of those exiting via the north ramp of I-83.

2. No building permits shall be issued until the expiration of any and all appeal periods.

> Deputy Zoning Comprissioner of Baltimore County

> > BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

BALTIMORE COUNTY

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date July 20, 1983

FROM Ian J. Forrest SURJECT Zoning Variance Items

> The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

> > Item #269 - Worcester Manufacturing Co. Item #270 - Eugene J. & Mary T. Keary Item #272 - Joseph & Theresa Vach

Item #273 - Henry H. & Dorothy M. Atkins, Jr.

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

DEFARTMENT OF PERMITS & LICENSES
10WSON MARYLAND 21204

TEN PALESKILUR. DINECTOR Mr. William E. Harmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 269 Zoning Advisory Committee Meeting June 21, 1983

Property Owner: Worcester Manufacturing Company
Location: S.S Timonium Rd. 71.1' W. irom centerline Greenspring Dr.
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 75', a side yard setback of 5' in lieu of the required 50' & a rear yard setback of lorse: 2.17
District: 8

July 25, 1983

The items checked below are applicable: A. All structure shall conform to the Beltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged;

B. A building/and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a parmit application.

in exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

P. Requested variance conflicts with the Baltimore County Building Code, Section/s G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Brawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 501.

These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204

Very truly yours,

Charles E. Burnham, Chief

October 14, 1983

RE: Petition for Variances

Petitioner

Very truly yours,

JEAN M.H. JUNG

SW/corner of Timonium Rd.

Worcester Manufacturing Co. -

NO. 84-77-A (Item No. 269)

ean MH. Jenna

Deputy Zoning Commissioner

and Greenspring Drive -

8th Election District

ARNOLD JABLON ZONING COMMISSIONER

Dear Mr. Sloan:

JMHJ/mc

Attachment

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Robert Sloan, III, Esquire

Baltimore, Maryland 21202

1700 First National Bank Building

matter in accordance with the attached.

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Baltimore County Office Building

RE: Item No: 269 270, 271, 272, 273, 274

All of the above have no bearing on student population.

III1 West Chesapeake Avenue Towson, Maryland 21204

Zoning Commissioner

Location:

District:

Dear Mr. Hammond:

No. Acres:

Present Zoning:

Proposed Zoning:

August 23, 1987

Very truly yours

Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY PUBLIC SCHOOLS

Towson, Maryland — 21204

Date: June 20, 1983

Z.A.C. Meeting of: June 21, 1983

Worcester Manufacturing Company c/o B. C. Rich 111 West Timonium Road Timonium, Maryland 21093

> NOTICE OF HEARING Re: Petition for Variances SW/corner of Timonium Rd. & Greenspring Dr. Worcester Manufacturing Company - Petiteners
> Case No. 84-77-A

TIME: 10:15 A.M.

DATE: Tuesday, September 20, 1983 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland cc: John Strong Smith G. W. Stephens, Jr. & Associates, Inc. 303 Allegheny Avenue

Towson, Maryland 21204

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 117394

es hi for 367 worden 11 6 C.

6 119 ---- 10000tb 5072A

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON ZONING COMMISSIONER

IJF/fth

October 5, 1983

Robert Sloan, III, Esquire 1700 First National Bank Building Baltimore, Maryland 21202

> RE: Petition for Variances SW/corner of Timonium Rd. and Greenspring Drive -8th Election District Worcester Manufacturing Co. -Petitioner NO. 84-77-A (Item No. 269)

Dear Mr. Sloan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Wery truly yours, can M. K JEÁN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc

cc: John W. Hessian, III, Esquire

People's Counsel

cc: John W. Hessian, III, Esquire People's Counsel

Attachments

I have this date passed my Amended Order in the above captioned

JAN 5 194

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER Worcester Manufacturing Company c/o B. C. Rich 1 111West Timonium Road Timonium, Maryland 21093 Dear Sir: This is to advise you that \$78.57 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Re: Petition for Variances SW/corner Timonium Rd. & Greenspring Dr. Worcester Manufacturing Company - Petitioner Case No. 84-77-A

September 14, 1983

ng Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 121520

9/20/83

RECEIVED Worcester Manufacturing wpany Advertising & Posting Case #84-77-A

VALIDATION OR SIGNATURE OF CASHIER

C 939******7857:0 \$292A

R-01-615-000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon August 25, 1983 Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning Worcester Manufacturing Company SUBJECT 84-77-A

Although the proposed expansion is relatively small, this office cannot support the subject request.

NEG:JGH:cav

HOURS THE COPPLS OF GEORGE WILLIAM STEPHENS, JR & ASSOCIATES, INC. 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition for Variances to Front, Rear and Side Yards in an EX ML-1M Zone

May 16, 1983

Beginning for the same at a point on the south side of Timonium Road South 30° 44' 36" West 71.1 ' + from the intersection of the centerlines of Timonium Road and Greenspring Drive running thence and binding on the south side of Timonium Road (1) by a curve to the right having a radius of 2899.8'+ for a distance of 81.4 $\frac{1}{2}$ to a point on the sout side of the right of way of the ramp leading to Timonium Road from the Baltimo. Harrisburg Expressway I-83 thence running the four following courses viz: (2) by a curve to the right having a radius of 1949.9'+ for a distance of 110.2'+ (3) South 59° 40' 55" West 103.4'+ (4) by a curve to the left having a radius of 117.5' + for a distance of 175.2'+ and (5) by a curve to the right having a radius of 461'+ for a distance of 157.3'+ to a point, running thence and leaving said right of way (6) North 59° 49' 20" East 484.3'+ to a point on the west side of Greenspring Drive, running thence and binding on the west side of Greenspring Drive the two following courses viz: (7) North 18° 57' 32" East 57.5'+ and (8) by a curve to the left having a radius of 760.4'+ for a distance of 154.2'+ to the cutoff leading to Timonium Road, thence binding on said cutoff (9) North 80° 02' 08" West 42.4'+ to the place of beginning. Containing 2.47 Acres of land more or less.

This description is intended for zoning purposes only and is not for conveyance of land.



Chairman, Zoning Plans Advisory Committee

Mr. John Strong Smith & G. W. Stephens, Jr. & Associates, Inc. P.O. Box 6828 Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 16th day of August, 19 83

Zoning Commissioner Petitioner Worcester Manufacturing Received by: Micholas B. Commodari

CERTIFICATE OF POSTING

Date of Posting Supt 2, 1983

Petitioner: Worrester manufacturing Company
Location of property: SW/ Corner of Jamanium Proce and Trumpring Location of Signs: SW/Porner of Limonium Road and Trumping Prive

PETITION FOR VARIANCES 8th Election District

ZONING: Petition for Variance

Market and the second of the s

LOCATION: Southwest corner of Timonium Road and Greenspring Drive

DATE & TIME: Tuesday, September 20, 1983 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard of 15 ft. in lieu of the required 75 ft., a side yard of 5 ft. in lieu of the required 50 ft. and rear yard setbacks of 5 ft. in lieu of the required 30 ft. and 50 ft.

The Zoning Regulation to be excepted as follows: Sections 255.1 & 2 (243.1, 2 & 3 and 238.2) - setbacks in M.L. zone and any area within 100 ft. of an interstate highway or expressway

All that parcel of land in the Eighth District of Baltimore County

Being the property of Worcester Manufacturing Company, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing,

Date & Time: Tuesday, September 20, 1983 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public

Petition for Variance to permit a front yard of 15 ft. in lieu of the required 75 ft., a side yard of 5 ft. in lieu of the required 50 ft. and rear yard setbacks of 5 ft. in lieu of the required 30 ft. and 50 ft.

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238.2)—setbacks in M.L. sone and
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All that parcel of land in the
Eighth District of Baltimore County
Beginning for the same at a point
on the south side of Timonium

on the south side of Timonium Road South 30° 44′ 36° West 71.1′ ± from the intersection of the center-lines of Timonium Road and Green-

spring Drive running thence and binding on the south side of Timo-

binding on the south side of Timonium Road (1) by a curve to the right having a radius of 2899.8' ± for a distance of 81.4' ± to a point on the south side of the right of way of the ramp leading to Timonium Road from the Baltimore Harrisburg Expressway I-83 thence running the four following courses viz: (2) by a curve to the right having a radius of 1919.9' ± for a distance of 110.2' ± (3) South 59' 40' 55' West 103.4' ± (4) by a curve to the left having a radius of 175.2' ± and (5) by a curve to the right having a radius of 461' ± for a distance of 157.3' ± to a point, running thence and leaving said right of way (6) North 59' 49' 20' East 484.8' ± to a point on the west side of Green-

a point on the west side of Greenspring Drive, running thence and
binding on the west side of Greenspring Drive the two following
courses vis: (7) North 18° 57' 33°
East 57.8' ± and (8) by a curve to
the left having a radius of 760.4' ±
for a distance of 154.2' ± to the
cutsiff leading to Timonium Road,
theree binding on main cutoff (9)

the place of beginning. Containing 2.47 Acres of land more or less. Being the property of Worcester Manufacturing Company, as shown on plat plan filed with the Soning

Department.
In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586
494-4500

PAUL H REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Rick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Worcestar Manufacturing Company

Location: S/S Timonium Road 71.1 W. from centerline Greenspring Drive

Item No.: 269

Zoning Agenda: Meeting of June 21, 1983

September 15, 1983

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

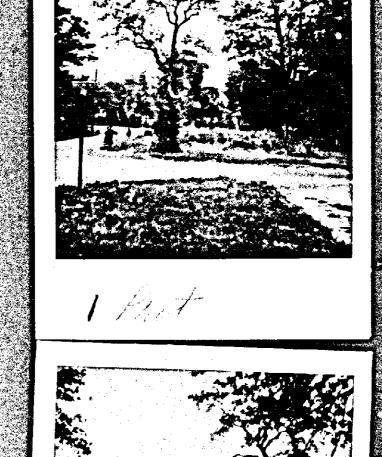
() 7. The Fire Prevention Bureau has no comments, at this time.

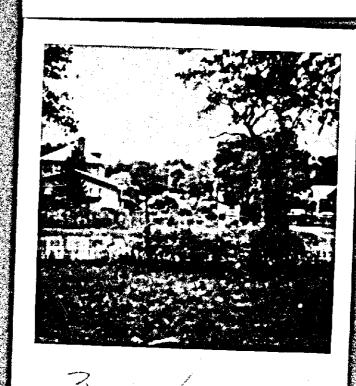
REVIEWER: Comp Holy 9-19-73 Approved: Fire Prevention Bureaut Fire Prevention Bureaut Special Inspection Division

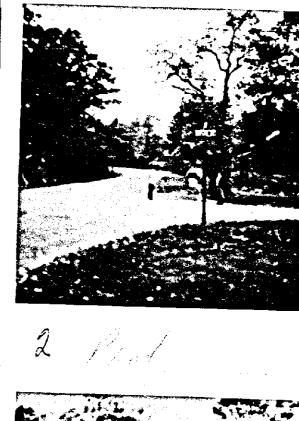
CERTIFICATE OF PUBLICATION TOWSON, MD., September 1 19.83

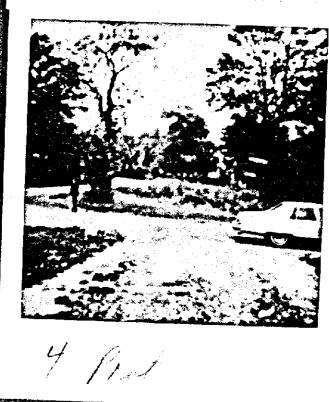
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., warecome create day of _____September_, 1983_, the first publication appearing on the 1st day of September.

Cost of Advertisement, \$______

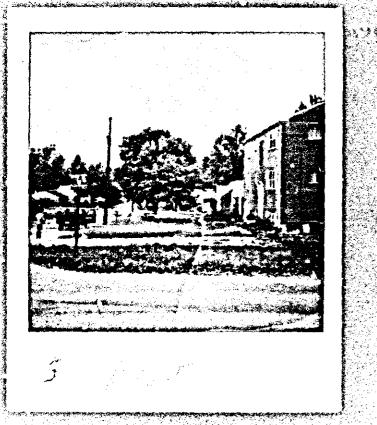


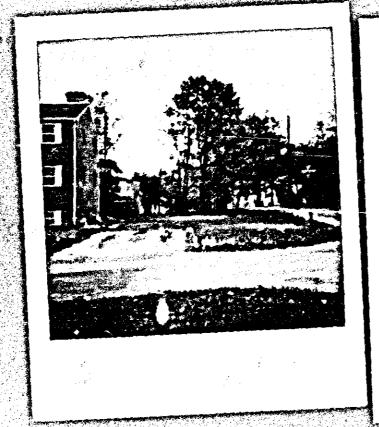


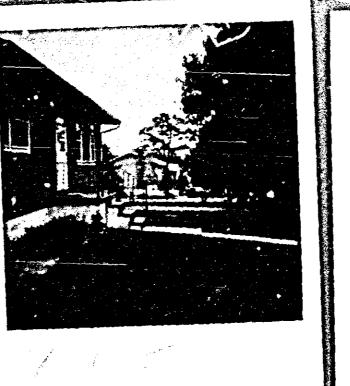


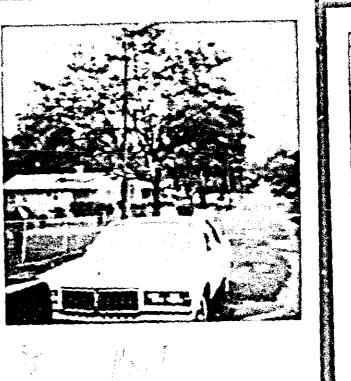


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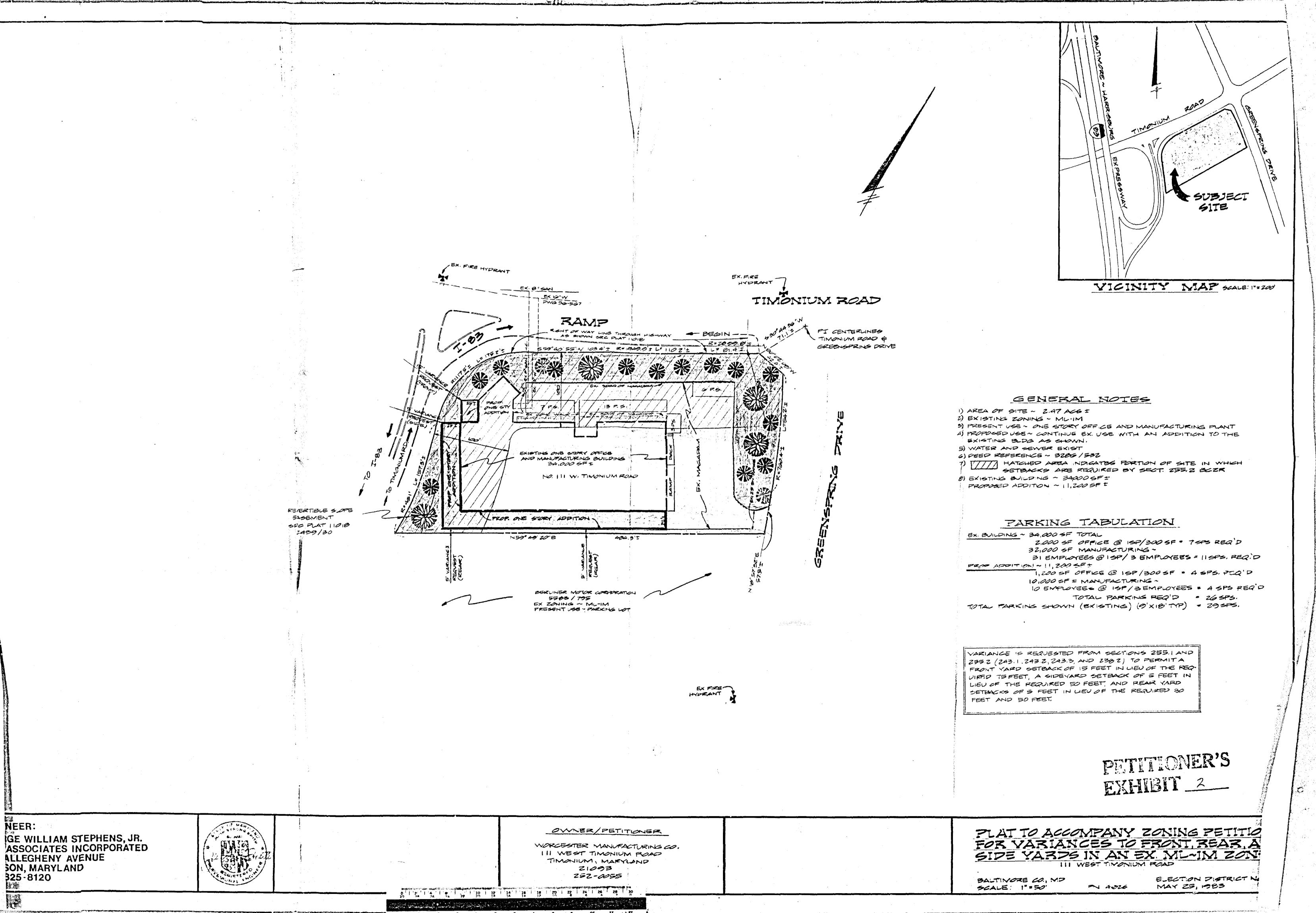












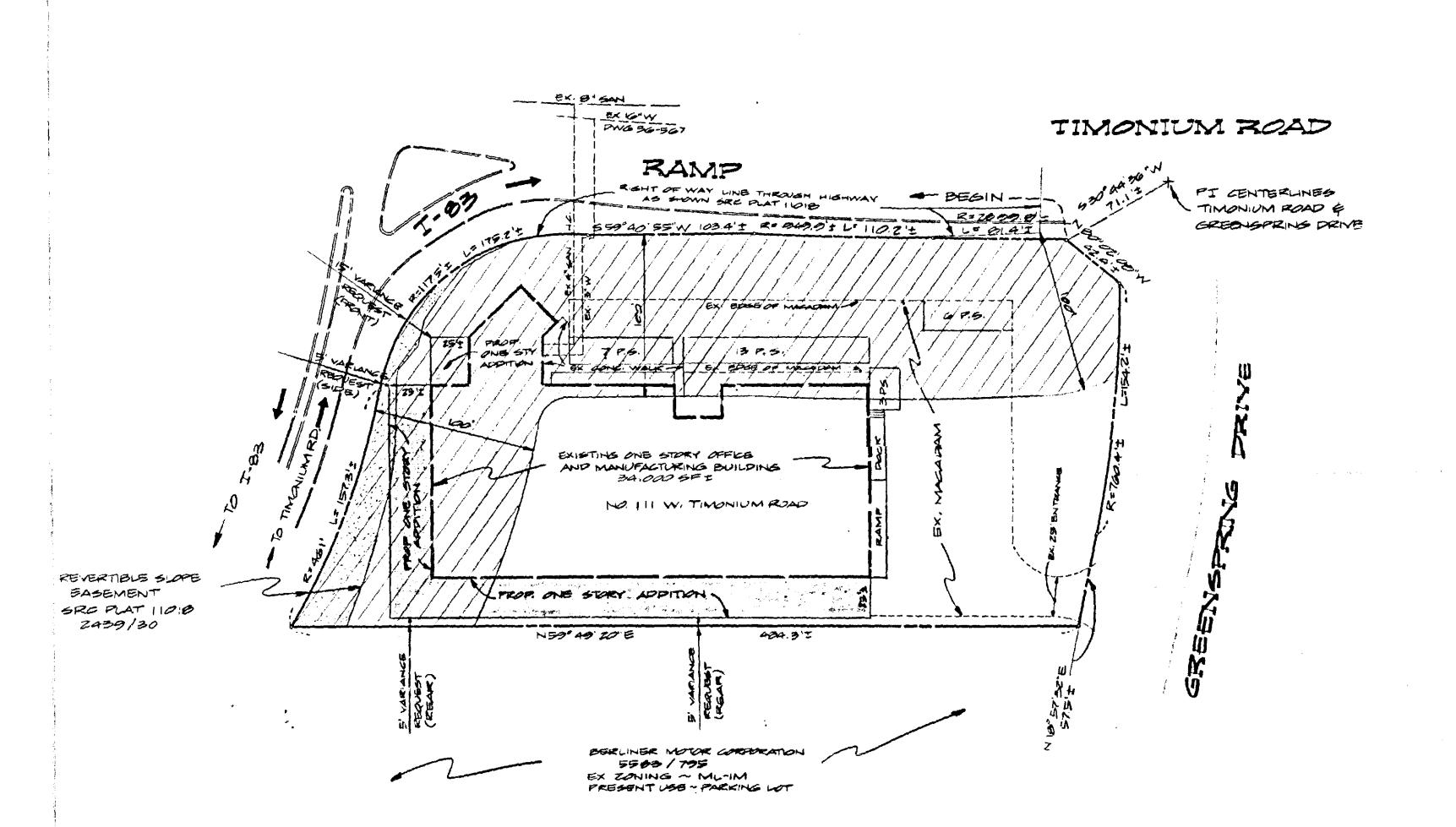
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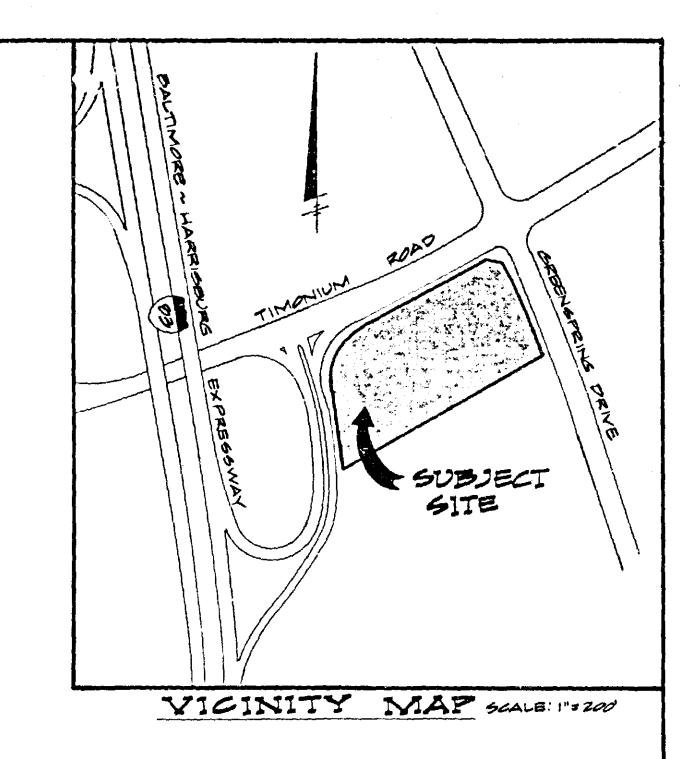
NEER:

ALLEGHENY AVENUE

SON, MARYLAND

325-8120





GENERAL NOTES

- 1) AREA OF SITE ~ 2.47 AG6 I
- 2) EXISTING ZONING ML-IM
- 3) PRESENT USE ~ ONE STORY OFFICE AND MANUFACTURING PLANT
- 4) PROPOSED USE ~ CONTINUE EX. USE WITH AN ADDITION TO THE EXISTING BLDG AS SHOWN.
- 5) WATER AND SEWER EXIST 6) PEED REFERENCE ~ 3206/532
- 1) TTTT HATCHED AREA INDIGATES FORTION OF SITE IN WHICH SETBACKS ARE REQUIRED BY SECT. 255.2 BCZR
- 8) EXISTING BUILDING 34000 SFT PROPOSED ADDITION ~ 11,200 SF \$

PARKING TABULATION

EX. BUILDING ~ 34,000 SF TOTAL

2,000 SF OFFICE @ ISP/300 SF . 75PS REQ'D 32,000 SF MANUFACTURING ~

31 EMPLOYEES @ 13P/ 3 EMPLOYEES = 115PS, REQ.D

PROP ADDITION ~ 11,200 SF±

1,200 SF OFFICE @ 15P/300 SF . 4 5PS. REQ'D

10,000 SF = MANUFACTURING -

10 EMPLOYEES @ ISP/3 EMPLOYEES = 4 SP3 REQ'D

TOTAL PARKING REQ'D . ZGSPS.

TOTAL PARKING SHOWN (EXISTING) (9'XIB'TYP) = 295PS.

VARIANCE IS REQUESTED FROM SECTIONS 255.1 AND 299.2 (243.1,243.2,243.3, AND 2302) TO PERMITA FRONT YARD SETBACK OF 15 FEET IN LIEU OF THE REQ. UIRED 75 FEET, A SIDEYARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED SO FEET, AND REAR YARD SETBACKS OF S FEET IN LIEU OF THE REQUIRED 30 FEET AND SO FEET.

WAR 26 NO 15- FT 0-16 4 20 TYPE

PETITIONER'S EXHIBIT / ITOM #269

ENGINEER:

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES INCORPORATED 303 ALLEGHENY AVENUE TOWSON, MARYLAND 301-825-8120



OWNER/PETITIONER

WORCESTER MANUFACTURING CO. III WEST TIMONIUM ROAD TIMONIUM, MARYLAND 21093 252-0055

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCES TO FRONT, REAR, AND SIDE YARDS IN AN EX. ML-IM ZONE

BALTIMORE CO., MD

N 4026

ELECTION DISTRICT NO & MAY 25, 1083